

**Development Management Officer Report
Committee Application**

Summary	
Committee Meeting Date: 17 January 2017	
Application ID: LA04/2016/2430/F	
Proposal: Installation of Mew Island Optic within transparent structure.	Location: Victoria Wharf Titanic Quarter Queens Road Queens Island Belfast
Referral Route: Planning Committee – BCC part funding project	
Recommendation: Approval Subject to Conditions	
Applicant Name and Address: Titanic Foundation Titanic House 6 Queens Road Belfast BT3 9DT	Agent Name and Address: Hall McKnight Unit B1.11 Portview 310 Newtownards Road Belfast BT4 1HE
<p>Executive Summary: The application seeks full planning permission for the installation of an optic light and associated housing and supporting structures on lands at Victoria Wharf, Titanic Quarter.</p> <p>The main issues to be considered in this case are:</p> <ul style="list-style-type: none"> • The principle of the development at this location; • Impact on the historic character of the area; <p>The site is located within the development limits of Belfast in the Belfast Metropolitan Area Plan and is identified as within the Titanic Quarter. The proposed scheme is located in a historic dockland area at Victoria Wharf, Queens Island.</p> <p>The proposal has been assessed against Strategic Planning Policy Statement (SPPS), Planning Policy Statement 6: Planning, Archaeology and the Built Heritage and Planning Policy Statement 16 (PPS 16) Tourism.</p> <p>Consultees offered no objections in principle with the scheme subject to conditions.</p> <p>No objections have been received following press advertisements.</p> <p>Having regard to the development plan, relevant planning policies, and other material considerations, it is determined that the development will not result in demonstrable harm to the character and surrounding amenity. Approval is therefore recommended with conditions.</p>	

Case Officer Report

Site Location Plan



Site Location



Artist Impression

Characteristics of the Site and Area

1.0 Description of Proposed Development

1.1 Full planning permission is sought to provide a new home for the historic Mew Island lighthouse optic. Dating back to 1887, the lens of the Mew Island optic is extremely rare and is thought to be one of the largest ever constructed. It was moved from Tory Island in Donegal to the lighthouse on Mew Ireland in Belfast Lough in 1924, one of only 29 known lighthouses worldwide installed with a hyper-radical lens.

1.2	The Titanic Foundation and the Commissioners of Irish Lights are aiming to house the finely crafted optic in the Titanic Quarter, allowing the public to engage with the marine heritage of Belfast.
1.3	The lens will be protected inside a transparent structure, located on a key position on the Titanic Walkway, which is to be constructed as a pedestrian route linking the Titanic dock with the Alexandra dock. The optic will be installed in such a way that it will be enabled to rotate. The finished size of the completed structure will be 9.0m high and 5.5m wide.
2.0	Description of the Site
2.1	The site is located within the dockland area of Victoria Wharf, Queens Island.
Planning Assessment of Policy and Other Material Considerations	
3.0	Relevant Planning History
3.1	Z/2014/1714/F - Construction of a new pedestrian walkway along Victoria Wharf linking Titanic Slipway to Alexandra Dock - Victoria Wharf, Titanic Quarter, Queens Road, Queens Island – Permission Granted 9 March 2016.
3.2	The proposal is tied in with the Titanic Walkway which is due to start on site early 2017.
4.0	Policy Framework
4.1	Belfast Metropolitan Area Plan 2015
4.2	Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 6: Planning, Archaeology and the Built Heritage Planning Policy Statement 16: Tourism
5.0	Statutory Consultee Responses DfC – Historic Environment Division - No objection subject to conditions DAERA – Waste Management – No objection subject to conditions
6.0	Non Statutory Consultees Responses
	Belfast City Council EPU – No objection subject to conditions Belfast Harbour Commissioners – Await final response Shared Environmental Service – No objection
7.0	Representations
7.1	The application was advertised in the local press on 2 December 2016. No letters of objection have been received.
8.0	Other Material Considerations
9.0	Assessment
9.1	The key issues in the assessment of the proposal include: <ul style="list-style-type: none"> • The principle of the development at this location; and, • Impact on the historic character of the area.
9.2	The site is within the Titanic Quarter and is designated as a mixed use site (BHA 01) in BMAP. The use of the site for recreational/leisure and cultural/heritage is actively encouraged within BMAP. Titanic Quarter and the water front area of the City are considered, within BMAP, to have the potential to attract tourism to the city. The development proposed will complement the existing attracting such as the Titanic Signature Building, SS Nomadic and HMS Caroline etc.

9.3	Paragraph 3.8 of the SPPS advises that planning permission should be granted for development that having regard for the area plan and other material considerations unless the development will cause demonstrable harm to interests of acknowledged importance.
9.4	The site is located adjacent to the Belfast Lough and to the rear of the Titanic Film Studio. A recent planning approval has granted permission to construct a pathway (Titanic Walkway) alongside Victoria Wharf linking Titanic Slipway to Alexandra Dock. The current proposal will be a central piece of public art in this location and will contribute to the overall vitality of the area.
9.5	Paragraph 4.23 to 4.30 of SPPS requires developments to be of good design. The proposal is to house an historic lighthouse lamp within a structure that will facilitate its rotation. The proposal will be a unique feature in this area and satisfies the requirement for good design by not detracting from existing features of note.
9.6	The proposed scheme is located in a historic dockland area at Victoria Wharf. The proposed development area is within an industrial heritage complex protected under Policy BH 2 of PPS 6. Historic Environment Division has confirmed that the plans submitted demonstrate the proposed has been designed sympathetically to the historic dockland area and welcome that the crane rails and anchors within the proposed development area are to be retained and protected associated with the shipbuilding industry in the area.
9.7	Policy TSM 1 of PPS16 advises that permission will be granted for proposals contributing to tourist amenity. The proposal is for the erection of an optic light that will form a piece of public art in an area that has existing tourist attractions. The proposal is in general conformity with the requirements of PPS 16 and is considered to be acceptable.
9.8	Environment Health and Waste Management require the inclusion of conditions relating to below ground contaminants. The agent has agreed to a process of below ground gas monitoring, negative conditions will be included to prevent the start of construction until a gas monitoring report and remediation measures are agreed with Council. No objection raised.
10.0	Summary of Recommendation: Approval Subject to Conditions
10.1	The above matters are considered to be the main planning issues. The proposal complies with relevant plan and policies and is consider on balance to be acceptable. The proposal is tied in with the approved Titanic Walkway project and will create an additional tourist attraction in the area of notable interest.
<u>Conditions</u>	
1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.	
Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.	
2. Prior to the commencement of the development the applicant shall submit to the Planning Service for approval a Risk Assessment that includes a Preliminary Conceptual Site Model outlining all potential Source-Pathway-Receptor pollutant linkages. Should the Preliminary Risk Assessment demonstrate that potential pollutant linkages exist on the site, then a Quantitative Risk Assessment (often referred to as a Phase II) that addresses	

these issues should be submitted for approval. This must incorporate:

- A detailed site investigation in line with British Standards BS10175:2011+A1:2013.
- Any ground gas investigations should be conducted in line with BS8485;
- A satisfactory assessment of the risks (including a Revised Conceptual Site Model) associated with any contamination present, conducted in line with current Defra and Environment Agency guidance.
- In addition, risks associated with ground gases should be assessed under the methodology outlined in CIRIA C665;

Based on the outcome of this risk assessment, a Remediation Strategy may be required. If found to be necessary, this Strategy must demonstrate how the identified pollutant linkages are to be demonstrably broken and no longer pose a potential risk to human health.

Reason: For the protection of Human Health

3. In the event that a Contaminated Land Remediation Strategy is required and prior to the commencement of the development, the applicant must submit to Belfast City Council, for approval, a detailed Remediation Strategy outlining the measures to be undertaken to ensure that the identified pollutant linkages are demonstrably broken and no longer pose a potential risk to human health.

Reason: For the protection of Human Health

4. Prior to the operation of the development, the applicant shall provide to Belfast City Council, for approval, a Contaminated Land Verification Report. This report must demonstrate that the remediation measures outlined in the contaminated land Remediation Strategy have been implemented. The Verification Report shall demonstrate the successful completion of remediation works and that the site is now fit for the proposed end-use. It must demonstrate that any identified significant pollutant linkages are effectively broken. The Verification Report should be in accordance with current best practice and guidance as outlined by the Environment Agency.

Reason: For the protection of Human Health

5. If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.

Reason: For the protection of Environmental Receptors and Human Health

6. No site works of any nature or development shall take place until a programme of archaeological work has been implemented, in accordance with a written scheme and programme prepared by a qualified archaeologist, submitted by the applicant and approved by the Department. The programme should provide for the identification and evaluation of industrial heritage remains within the site, for mitigation of the impacts of development, through excavation recording or by preservation of remains, and for preparation of an archaeological report.

Reason: to ensure that archaeological remains within the application site are properly identified, and protected or appropriately recorded.

7. Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department to observe the operations and to monitor the implementation of archaeological requirements.

Reason: to monitor programmed works in order to ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed.

8. Prior to the Mew Optic, hereby approved, as detailed in approved plans 01 – 06 date stamped 9th November 2016 becoming operational a lighting management plan shall be submitted to and approved by Belfast City Council.

Reason: in the interest of neighbouring amenity

Informatives

1. For guidance on the preparation of the Written Scheme and Programme of Archaeological Work, which should be submitted for approval at least 4 weeks before work is due to begin, contact:

Historic Environment Division – Historic Monuments
Causeway Exchange
1–7 Bedford St
Belfast,
BT2 7EG
Tel: 02890 823248

Quote reference: Mew Optic

2. The purpose of the Condition 5 is to ensure that any site risk assessment and remediation work is undertaken to a standard that enables safe development and end-use of the site such that it would not be determined as contaminated land under the forthcoming Contaminated Land legislation i.e. Part 3 of the Waste and Contaminated Land Order (NI) 1997. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks.

3. The applicant should ensure that the management of all materials onto and off this site are suitably authorized through the Waste Management Regulations (NI) 2006 and/or the Water Order (NI) 1999.

ANNEX	
Date Valid	9th November 2016
Date First Advertised	2nd December 2016
Date Last Advertised	
Details of Neighbour Notification (all addresses)	
Date of Last Neighbour Notification	
Date of EIA Determination	N/A
ES Requested	N/A
Drawing Numbers and Title	
<p>Drawing No. 01 Type: site location Status: Submitted</p> <p>Drawing No. 02 Type: Development plan Status: Submitted</p> <p>Drawing No. 03 Type: site layout Status: Submitted</p> <p>Drawing No. 04 Type: elevations Status: Submitted</p> <p>Drawing No. 05 Type: Status: Submitted</p> <p>Drawing No. 06 Type: sections Status: Submitted</p>	
Notification to Department (if relevant)	
<p>Date of Notification to Department: Response of Department:</p>	

